TOPOGRAPHY

The elevation varies around three to six hundred feet above sea level in the Southern Pines Planning Area. The site of the town was originally selected for its' location on the ridge which divides the drainage to the north and south to different river basins. The surface of the Sandhills Region is a typically gentle undulating system of slopes.

The range of grade is normally between five and fifteen percent which permits residential construction throughout the area without extensive excavation being required. Because of the undulating character there are no flooding or swamp problems. Erosion is evident only in cases where the natural properties of the grade were ignored. The topographic characteristics of the Southern Pines area and surrounding vicinity combined with the admirable draining qualities of the native sandy soil provide an unexcelled base for golf greens and horse tracks.

There is literally no sizable parcel of land that would not be capable of utilization for potential urban development within the Southern Pines Planning Area. However, intelligent consideration should be given to any change in the natural contours in the course of any development or construction projects.

SOILS

The potential of the soils in the Southern Pines Planning Area has had a positive and encouraging effect on the urban land development in the region. Investigation of soil capabilities should precede development and be a part of the planning process. The characteristics of the soil provide information related to drainage and water conditions and serve as a basis for the choice of certain types and intensities of development.

Geologically, the area of the Sandhills region including Southern Pines, Aberdeen, Pinehurst, Niagara, Vass, and Pinebluff is in the Pre-Triassic volvanic slate division. This geological